

**HUNTINGDONSHIRE LOCAL PLAN TO 2036
HUNTINGDONSHIRE LOCAL PLAN EXAMINATION**

**MATTER 3 DEVELOPMENT STRATEGY
LOCAL SERVICE CENTRES
STATEMENT FOR CONSIDERATION AT THE LOCAL PLAN HEARING
WEDNESDAY 18TH JULY 2018**

JUNE 2018

HLP2036-PS:226

Andrew S Campbell Associates Ltd

Chartered Town Planners & Development Consultants

Quay Cottage Studio, 6 Bull Lane, St Ives, Cambs, PE27 5AX

Tel: 01480 393844

Email: campbellplanning@aol.com

CONTENTS

- 1. GENERAL INTRODUCTION**
- 2. RELEVANT POLICIES**
- 3. THE INSPECTOR'S QUESTIONS 9,10 AND 11**
- 4. STILTON**
- 5. NEEDINGWORTH**
- 6. CONCLUSIONS**

APPENDICES

- 1. HOUSING PROPOSALS FOR STILTON**
- 2. HOUSING PROPOSALS FOR NEEDINGWORTH**
- 3. HOUSING & ECONOMIC LAND AVAILABILITY ASSESSMENT – WEST OF 34 HIGH STREET, STILTON (HDC)**

1. GENERAL INTRODUCTION

- 1.1** We act for clients who own land in Bluntisham, Needingworth and Stilton and for whom we have made representations for their land to be allocated in the Local Plan. Our client's land at Bluntisham has been identified as a site for some 30 dwellings on land north of 10 Station Road – (Site BL2). We identify below similar housing developments for Stilton and Needingworth. At Stilton, we recognise the potential for up to 70 dwellings on land between existing housing development and the Parish Council's new community centre. At Needingworth, we similarly recognise the potential for some 46 dwellings on land north of High Street and east of Meetings Lane. Indicative proposals for these sites are included in Appendices 1 and 2.
- 1.2** These are our main proposals for villages to be recognised as Local Service Centres, along with those already identified in the submitted Local Plan for Bluntisham, Alconbury and Great Staughton. We consider that Stilton is comparable to a Key Service Village as already identified, whilst Needingworth reflects the situation at Bluntisham and both should be included as Local Service Centres (see below). In our original submissions, we considered that there were perhaps 14 candidates for selection where villages had primary schools, but consider that the five we have identified above as the most important. We are concerned that there has not been a comprehensive review of the Settlement Hierarchy that would allow a qualitative assessment, given the roll-forward in the Local Plan by 10 years since the approval of the Core Strategy 2009 and the Council's lack of available housing land. Any such settlement should satisfy the requirements of Policies LP2 and LP9 to be justified. These are questions asked by the Inspector and with which we deal below.

2. RELEVANT POLICIES

- 2.1** The Development Strategy recognises the two policies that need to be satisfied in determining a village status as a Local Service Centre.
- 2.2 Policy LP2** – This policy sets out the requirements for strategic development, including major distribution of growth and the requirements for Key Service Centres and Local Service Centres. These requirements include concentrating development in locations which have the most comprehensive range of services and facilities and which will support a thriving rural economy. This therefore raises questions about the suitability of selecting Alconbury and Great Staughton instead of Stilton and Needingworth (see below).
- 2.3 Policy LP9** – This policy requires at least a primary school, doctor’s surgery, public hall, public house and a convenience shop. We comment on these services in dealing with our proposals for Stilton and Needingworth later in this statement.

3. INSPECTOR'S QUESTIONS

3.1 Definition of Local Service Centres – Local Service Centres had been part of Rural Planning Policy since the 1972 Rural Planning Policy up until the preparation of the Core Strategy, 2009. The reason put forward for their omission (as minor rural service centres) was to minimise the scale of rural growth, by comparison to growth within the towns. We shall contend at the hearing that the scale of growth in Rural Service Centres will be minimal (perhaps 500-700 additional dwellings) which pales into insignificance by comparison to the overall 20,000 houses that need to be provided District wide. Given the continuing housing need we feel that additional private housing growth in the larger villages (which are not key service centres) is important to ensure that local people can be housed in the open market. The extent of private housing in LP28 situations will have limited open market housing as they will be restricted by the extent of identified local need for affordable houses. The definition of Local Service Centres provides the opportunity to provide a balanced housing land availability to satisfy all needs. This is a matter that we wish to develop at the hearing session.

3.2 The Inspector, in his Question 10, asks whether the approach to Local Service Centres is relative to Policies LP2 and LP9. We consider that the minimal selection of centres is neither justified nor acceptable particularly when villages like Stilton and Needingworth provide a more comprehensive set of services than Alconbury and Great Staughton and are clearly therefore more important and sustainable centres than those selected. Clearly, the level of housing development as a result of a greater number of Local Service Centres will have very limited effect on the overall provision of housing, which will occur in both the Strategic Spatial Areas and the Key Service Villages. We can discuss this further at the Hearing.

3.3 We consider therefore that in response to the Inspector's Question 11 that the scale of development which is planned is not in line with the intentions set out in Policy LP2 for the reasons identified above. What should be the scale of development can only follow a rational review of the Settlement Hierarchy. We consider that if it is accepted that a greater number of Local Service Centres is justified they should relate to the general location and the appropriate catchment served or to a minimum level of services required

to maintain the rural economy. We feel that both Alconbury and Great Staughton have a limited rural catchment given the presence respectively of Alconbury Weald and Kimbolton. We also consider that the recognition of further Local Service Centres will be limited and will not affect the main thrust of the overall development strategy.

4. STILTON

4.1 We consider that the inclusion of Stilton as a Local Service Centre is axiomatic given Policies LP2 and LP9. We indicated above that the level of services and facilities was akin to that of the defined Key Service Centres with a high level of sustainability for development to occur. Stilton is a large village with a thriving population. It has a community primary school and a new community centre, sports pavilion and parish centre adjoining our site as shown in **Appendix 1**. The level of housing proposed at some 70 dwellings complies with the requirements of policy and the land availability assessment carried out by the Council itself (see **Appendix 3**). The development of the land will link existing housing to the well-used community centre by footpath and cycleway. The village has the full range of recreation facilities including the sports ground adjoining the community centre together with areas of open space and skate board park. The village has the full range of shopping and service facilities including a convenience store, a health centre is planned and is close to a major 10 GP surgery in Yaxley. It contains four public houses, two of which are hotels. It has a variety of places of work, including over 100 jobs in steel fabrication at Lime Kilns Lane, a County Council Highways depot and other places of work within the village, the total in employment being in excess of 300 workers. Finally, it is situated conveniently adjoining the A1 trunk road, lies close to Peterborough and Hampton and will be within walking/cycling distance of the new township of Great Haddon. There is a regular bus service to Peterborough and Hampton that provides for employment, shopping and social trips. The definition of Stilton as a Local Service Centre thus complies with the policies of both LP2 and LP9.

5. NEEDINGWORTH

5.1 The village of Needingworth has a similar range of facilities as does Bluntisham , which has already been recognised by the Council as suitable for a Local Service Centre. Whilst its convenience store is not as large and there is no petrol filling facility, it has otherwise a thriving village population together with the full range of community facilities, primary school, services and hostelrys that serves a growing population. There is a full range of recreational facilities. Further housing has been proposed and our clients have recently submitted a planning application for some 46 dwellings in the centre of the village. The indicative proposals are shown in **Appendix 2**. The housing scheme has access from High Street and also provides areas of recreation and village allotments. The village is within walking and cycling of the market town of St Ives, with a full range of shopping and service facilities and Cambridge Guided Bus. The village does not have a doctor's surgery as it is served by St Ives.











6. CONCLUSIONS

- 6.1** We support the concept of Local Service Centres which provide support for rural catchments and the basis for further housing provision.
- 6.2** The level of private and public housing that could be provided within a limited number of Local Service Centres will not affect the strategic thrust of the main development areas.
- 6.3** Such centres can support limited housing development.
- 6.4** We propose Stilton as a Local Service Centre and a development of up to 70 houses.
- 6.5** We proposed Needingworth as a Local Service Centre and a housing development of some 46 dwellings.
- 6.6** We support the identification of Bluntisham, Alconbury and Great Staughton as Local Service Centres and other centres could be added following a thorough review of the Settlement Hierarchy.
- 6.7** Such proposals as we indicate above are considered consistent with policies LP2 and LP9.

APPENDIX 1

LAND AT STILTON OAKS FOR MESSRS DARKE AND RUFF
 PROPOSED HOUSING, OPEN SPACE AND FOOTPATH/ CYCLE WAY



- | | | | | | | | |
|---|---------------------|---|-------------|---|-------------------|---|----------|
|  | Footpath/ Cycle way |  | Residential |  | Roadway |  | Car Park |
|  | Balancing Reservoir |  | Green Space |  | Site Boundary | | |
|  | Footpath |  | Footpath |  | Boundary Planting | | |

1:2000 @ A3

APPENDIX 2



- Note
1. DRAWINGS MUST NOT BE SCALED; WORK ONLY TO FIGURED DIMENSIONS
 2. CHECK ALL DIMENSIONS ON SITE BEFORE ORDERING MATERIALS OR PUTTING WORK IN HAND
 3. DIMENSIONS MUST BE VERIFIED ON SITE BEFORE PREPARATION OF SHOP DRAWINGS
 4. SHOP DRAWINGS OF MANUFACTURED ITEMS MUST BE APPROVED BY THE ARCHITECTS BEFORE WORK IS PUT IN HAND
 5. THE ARCHITECT MUST BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY

AFFORDABLE HOUSING

No.	REV.	BEDS/HOUSE TYPE	STOREY
4		TYPE A 3 BED - FLATS	2
6		TYPE B 2 BED - SEMI	2
8		TYPE C 3 BED - BUNGALOW	1
18		TOTAL:	

(1A) PLOT NUMBER & UNIT TYPE - AFFORDABLE UNITS

MARKET UNITS

No.	REV.	BEDS/HOUSE TYPE	STOREY
10		TYPE D 2 BED - SEMI	2
7		TYPE E 3 BED - DETACH	2
8		TYPE F 4 BED - DETACH	2
2		TYPE G 4 BED - DETACH	2
27		TOTAL:	

(1A) PLOT NUMBER & UNIT TYPE - MARKET UNITS

TOTAL DWELLINGS: 45

No.	Date	Issue for
B	05.04.18	Issue for Planning
A	27.04.18	Issue for Planning
C	05.05.18	Issue for Comment

CLIENT
De Bene Esse Limited

PROJECT
Proposed redevelopment at Meeting Lane, Needingworth

TITLE
Illustrative Layout Plan

DRAWING STATUS
PLANNING

DRAWN TO	CHECKED CS
----------	------------

SCALE 1:500@A1

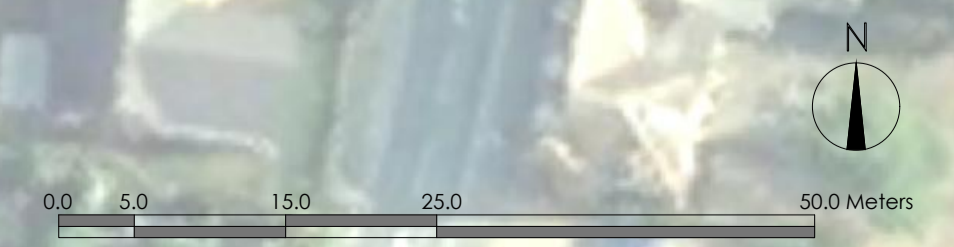
DATE MAY, '18

4 BELMONT PLACE
CAMBRIDGE
CB1 1AR



T: 01223 361803
W: www.piparchitecture.co.uk
E: info@piparchitecture.co.uk

JOB NO.	DRAWING NUMBER	REV
1737	PL-1-01	B



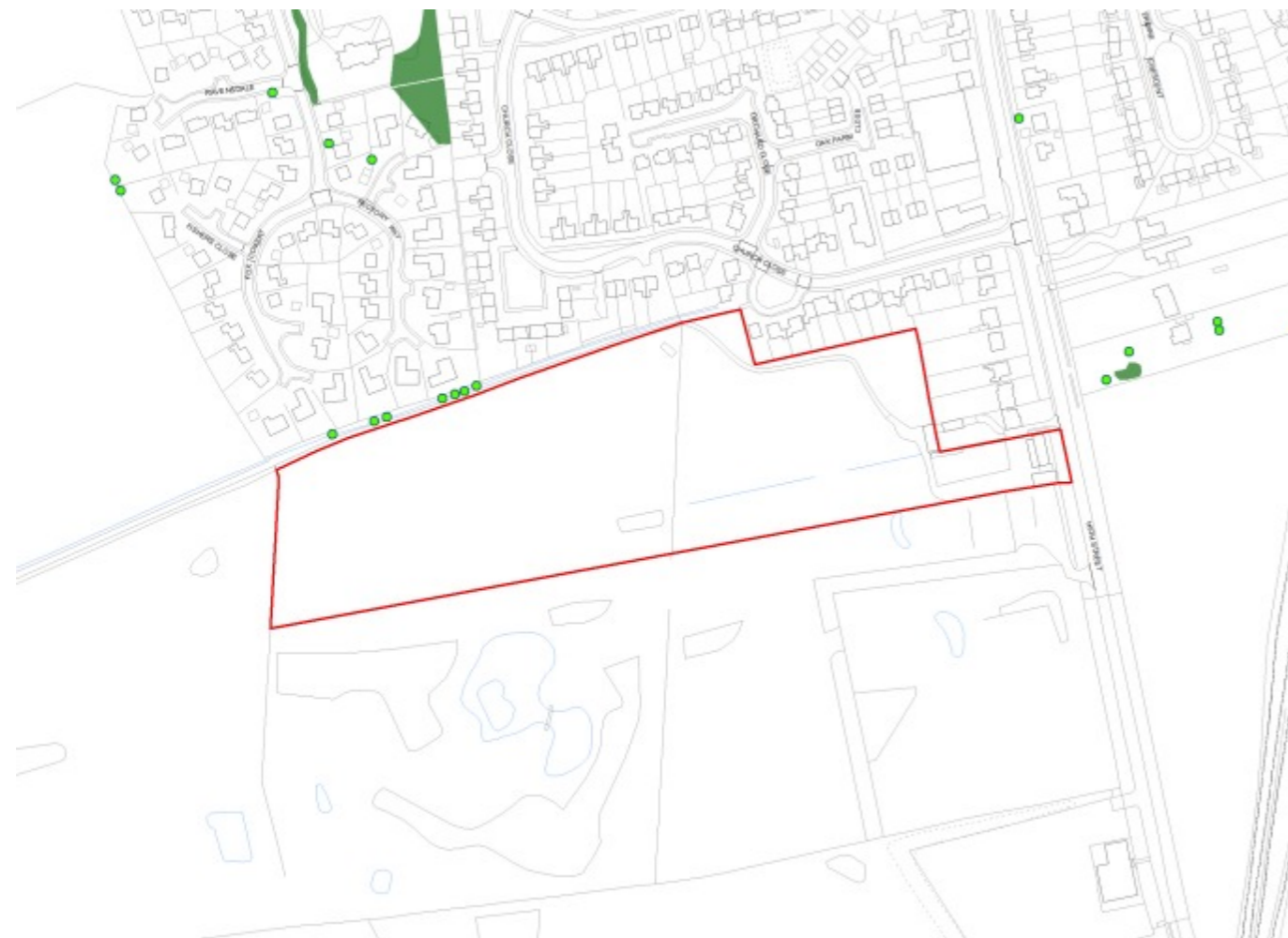
APPENDIX 3

West of 34 High Street to south of Fox Covert, Stilton (018)

Context: The site is located to the west of the High Street on the southern edge of Stilton. The site is predominantly greenfield and forms part of Stilton Oaks Golf Course, although along the eastern site boundary are several buildings associated with the Golf Course. North of the site is residential development. To the opposite side of the High Street is a field. The Golf Course extends to the south and west of the site.

Size (Ha): 4.3ha

Constraints



- | | |
|--------------------------------------|--|
| Conservation Area | County Wildlife Sites Areas |
| Listed Buildings | RAMSAR |
| Sites of Ancient Monuments | SPA |
| Tree Preservation Order Areas | SAC |
| Tree Preservation Area Points | SFRA Flood Zone 2 |
| Rights of Way | SFRA Flood Zone 3a |
| Sites of Special Scientific Interest | SFRA Flood Zone 3b (Functional Floodplain) |

Survey



- Existing vehicular access (one way)
- Existing vehicular access
- Existing pedestrian access
- Audible noise
- Slope
- Electricity pylon and line
- Fence / Wall
- Views
- Cycleway
- Footpath
- Lighting posts

14 Small Settlements with Reasonable Sustainability

Huntingdonshire District Council | Housing & Economic Land Availability Assessment: October 2017

Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	Only the buildings on the eastern edge of the site forms previously developed land; the rest is greenfield.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	Approximately one half of the land is classed as Grade 3, with the other half classed as 'urban'. The northern half of the site abutting the existing dwellings along Church Close is classed as 'urban'. The southern half of the site is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	-	Higher density development is not appropriate.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha ⁽⁵⁰¹⁾ ?	-	There are no areas of accessible natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	-	There is little opportunity to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites nearby.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽⁵⁰²⁾ ? ⁽⁵⁰³⁾	~	Potential for protected species due to a thick hedgerow in the centre of the site and a number of mature trees.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The land is flat, and is not visible from the road or from publicly accessible land.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	There are no known heritage assets that would be affected by development.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Development is unlikely to lead to widespread additional pollution. However, the site is within 250m of the A1(M) so may be subject to noise pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? ⁽⁵⁰⁴⁾	+	Playing field approximately 250m away.
	Is the site within 800m of an outdoor sports facility?	+	The site is adjacent to a golf club and within 150m of a playing field.

501 Natural England ANGSt 'local' standard

502 with reference to [Natural England's protected species decision checklist](#)

503 subject to appropriate surveys being carried out

504 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Stilton village hall is approximately 260m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	NISA is approximately 350m away.
	Is the site within 1km of a GP surgery/ health centre?	-	No GP surgeries nearby. Closest would be Yaxley.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	-	No major employment areas nearby. The closest would be business parks in Yaxley approximately 4km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Stilton C of E Primary School is approximately 500m away.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
Summary of SA: Overall the appraisal is positive. The site is either Grade 3 or Urban, is at low flood risk, is close to open space, sports, social facilities, a food store and a primary school. It is close to a bus stop and has no known transport infrastructure constraints. However, it is mostly greenfield and there is no accessible natural green space or doctors' surgery nearby. It is unlikely to be suitable for higher density development, but is unlikely to have adverse impacts on the landscape/ townscape or heritage assets if developed.			

Constraints Analysis

The land is within 250m of the A1 so and noise pollution could potentially be an issue. To address potential issues a proportionate noise assessment will be required, and development should ensure that any impacts will be mitigated through appropriate measures.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the High Street, and that any adverse offsite transport impacts can be adequately mitigated. The site lies on the edge of the village, and the land currently includes mature hedgerows and trees. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

Due to the presence of trees and hedgerows on the site, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Suitability

The site is situated on the southern edge of Stilton in reasonable proximity to the village's services and facilities. It is well contained within lower land with the landscape rising significantly to the west limiting the long distance views out from the site although it is visible in the distance from two public rights of way. There are substantial blocks of planting within the site which would need to be retained and reinforced to minimise its impact on the surrounding landscape.

The site is considered suitable for low density residential development across a net developable area of 60% of the site. This results in an estimated capacity of 77 dwellings.

Availability

This site was submitted in response to the Call for Sites in August 2017.

Achievability

The site's owner/ agent has stated that the site can be delivered immediately.